



CITY OF SIGNAL HILL  
STAFF REPORT

2175 Cherry Avenue • Signal  
Hill, California 90755-3799

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10/14/2025

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**AGENDA ITEM**

**TO: HONORABLE MAYOR  
AND MEMBERS OF THE CITY COUNCIL**

**FROM: CARLO TOMAINO  
CITY MANAGER**

**BY: SUSANA MARTINEZ  
ASSOCIATE PLANNER**

**SUBJECT: PUBLIC HEARING FOR CONDITIONAL USE PERMIT 25-01 FOR A NEW  
MONOPALM AT 2766 SAINT LOUIS AVENUE**

**Summary:**

The City published Form of Notice: Notice in the Signal Tribune newspaper per Government Code §65091(a)(4) on October 3, 2025; and mailed the notice to property owners within a 300' radius of the subject site on October 3, 2025. The City also posted the Form of Notice in accordance with Signal Hill Municipal Code (SHMC) Section 1.08.010 at City Hall, Signal Hill Library, Reservoir Park, and Discovery Well Park on October 3, 2025.

The applicant, Smartlink, on behalf of Verizon Wireless, is requesting approval of a Conditional Use Permit to install a new monopalm wireless telecommunication facility at the southeast corner of the property located at 2766 Saint Louis Avenue. The proposed monopalm would host twelve (12) new wireless telecommunication antennas. The project would have auxiliary equipment for the antennas and a standby gas generator for the auxiliary equipment.

**Strategic Plan Goal(s):**

Goal No. 4: Infrastructure: Maintain and improve the City's physical infrastructure, water system, and recreational spaces.

**Recommendation:**

Adopt the following Resolution, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 25-01 ALLOWING THE CONSTRUCTION AND OPERATION OF A WIRELESS TELECOMMUNICATION FACILITY CONSISTING OF A 75-FOOT-HIGH MONOPALM AND AUXILIARY EQUIPMENT LOCATED AT 2766 SAINT LOUIS AVENUE

WITHIN THE COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT AND FINDING THAT SAID ACTION IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO STATE CEQA GUIDELINES SECTION 15332.

Fiscal Impact:

There is no direct fiscal impact to the City associated with the recommended action.

Background:

The applicant, Smartlink, on behalf of Verizon Wireless, is requesting to install a new wireless telecommunication facility at the southeast corner of the property located at 2766 Saint Louis Avenue within the Commercial Industrial (CI) zoning district. The wireless telecommunication facility incorporates a stealth design, commonly known as a monopalm, which is intended to resemble a palm tree. The subject site measures approximately 12,500 square feet and is currently developed with a 6,000 square foot industrial building. The wireless telecommunication facility is proposed at the southeast corner of the site, which abuts an alley at the rear of the site. The proposed lease area measures approximately 522 square feet. The lease area is proposed to be occupied by the monopalm structure, auxiliary equipment (cabinet equipment, electrical panel, etc.), and a standby gas generator.

On November 11, 2024, the applicant applied for a Conditional Use Permit (CUP) and supplemental documents to allow for the wireless communication facility. After the initial review, staff deemed the application incomplete due to missing information. Upon review of the supplemental materials, including Title Report, FCC compliance documentation, and revised plans, easement locations were required to be shown on the plans consistent with Title Report information. The City deemed the application incomplete once more. On July 1, 2025, the applicant provided revised plans, and staff deemed the application complete.

On August 19, 2025, the Planning Commission held a public hearing and considered the CUP application. During the hearing, the Planning Commission heard testimony from the applicant and received public comments. The public raised two concerns regarding the telecommunication facility's proximity to the Long Beach Airport and the potential impact of the facility's equipment frequency on nearby electrical fences and security systems. After discussing these concerns, the Planning Commission recommended the applicant obtain FAA approval for the project and provide contact information in the form of a phone number in the event the new telecommunications frequency interferes with existing equipment in the area. This contact information would allow the public to address concerns with the representatives of the project directly. At the conclusion of the public hearing, the Planning Commission voted 5-0, recommending approval of the CUP to the City Council with the added conditions of approval.

Analysis:

The City's CI Zoning District permits wireless telecommunication facilities with approval of the CUP. The applicant is proposing to install a 75-foot-high monopalm within the proposed lease area. The maximum height permitted in the CI zone is 90 feet and the proposed monopalm complies with this maximum height. The plans submitted specify that the monopalm would host twelve (12) panel antennas, providing additional coverage along Cherry Avenue, Saint Louis Avenue, East 28<sup>th</sup> Street,

and the surrounding areas as identified in the propagation maps (Attachment D). According to the project description submitted by the applicant, the subject site was the most suitable location to improve coverage along Saint Louis Avenue (Attachment C).

The applicant considered three other site locations; however, property owners for those sites were not interested in entering into a lease agreement with Verizon to utilize the site. Alternatives such as co-locating with an existing wireless facility were also considered; however, the site could not structurally accommodate another wireless tenant. According to the applicant, the subject site was adequate to accommodate the telecommunication site structurally and provide the best coverage. The applicant submitted coverage maps identifying Verizon coverage with and without the proposed telecommunication facility. Currently, coverage ranges between “fair” to “poor” within the area (Attachment D). If the City Council approves the project, coverage would increase to “good” signal strength within the area.

As noted previously, the applicant is also proposing auxiliary equipment as part of the project consisting of an equipment cabinet, power panel cabinet, battery cabinet, and a diesel standby generator. The auxiliary equipment would be enclosed by an eight-foot-high chain-link fence with screening slats. The applicant has also proposed a fence to secure the equipment and minimize noise during test times or operation of the standby generator. The diesel standby generator would only operate in the event of an emergency, where power is not available for the monopalm and auxiliary equipment. The generator is proposed to be tested once a month to ensure its proper operation; test time is anticipated to last fifteen minutes. Staff has included a Condition of Approval (COA) requiring the standby generator be tested Monday through Friday during regular business hours only (COA #10). The emergency generator would comply with the California Building Code and staff would recommend a condition of approval requiring compliance with the South Coast Air Quality Management District (AQMD) requirements (COA #9).

### Off-Street Parking

The monopalm and auxiliary equipment are proposed within the existing approved parking area. Permit history indicates the parking area is located at the rear of the building along the easterly property line. The site currently has eleven (11) parking spaces. The project proposes removing three (3) parking stalls to accommodate the monopalm and auxiliary equipment, which would reduce the parking count to eight (8) parking stalls on site. A parking calculations table is included in the plans identifying compliance with the SHMC.

The existing building measures 6,000 square feet and is currently used for a welding business. The building contains 5,100 square feet of open warehouse and 900 square feet of office space. Pursuant to Section 20.70.030 of the SHMC, warehouse space is calculated at one (1) space per one thousand (1,000) square feet of gross floor area. Office is calculated at one (1) space per two-hundred fifty (250) square feet of gross floor area. Based on the parking calculations, the office space would require four (4) parking spaces, and the warehouse space would require five (5) parking spaces. The total number of parking spaces required for the existing building is nine (9) spaces. The following table provides a breakdown of the required parking by use.

Off-Street Parking Breakdown				
Use	Required Parking Ratio	Parking calculation (fractions resulting in 0.5 or greater are to be rounded up, all others rounded down)	Total Required	Total Provided
Office	1/250 SF	900 SF/250 SF = 3.6 spaces	4 spaces	
Warehouse	1/1000 SF	5100 SF/1000 SF = 5.1 spaces	5 spaces	
			9 spaces	8 spaces (1 deficient)

With the construction of the monopalm, the site would be deficient one (1) parking stall; however, Section 20.84.110, Minor Deviations, allows for a reduction of parking requirements in commercial and industrial uses, by not more than 10 percent and does not exceed two parking spaces for any lot. A 10 percent reduction in the required nine parking spaces results in 0.9 spaces. Pursuant to SHMC Section 20.70.030.B, parking space fractions of 0.5 or greater are rounded up to the nearest whole number. When rounding up, a reduction of one parking space would be allowed by the Code. This reduction would not exceed the maximum of two parking spaces permitted per lot.

In approving the proposed minor deviation, the project shall meet the following findings:

1. There are practical reasons or benefits of improved design which justify a deviation from prescribed development standards.
2. The adjustment, with any conditions imposed, will provide equal or greater benefit to adjacent property.
3. The adjustment is not in conflict with the objectives of the general plan or the general intent of this title.

The project would bring additional wireless coverage to the surrounding area, providing improved telecommunication services to businesses, residents, and patrons. The proposed telecommunication wireless facility is permitted within the subject zone and general plan designation with the issuance of a CUP. The Minor Deviation approval would be only contingent on approval of the CUP (COA #12).

#### Design and Surrounding Compatibility

The proposed wireless telecommunication facility is planned with a stealth design in the form of a

monopalm (faux-tree). The surrounding area is developed with industrial uses on all sides. The applicant designed the wireless telecommunication facility as a monopalm to be compatible with the surrounding landscaping within the existing area. Landscaping in the vicinity area includes palm trees ranging in size and shape as identified in the photo simulations (Attachment E).

#### Federal Communications Commission (FCC) Compliance

The proposed project would be in compliance with the FCC guidelines and if the City Council approves the project, staff has included a condition of approval requiring that the facility maintain compliance with the FCC guidelines as future upgrades or modifications are proposed to the tower (COA # 11). For a detailed FCC compliance analysis, please refer to the August 19, 2025, Planning Commission Agenda Report (Attachment A).

#### Departmental Review

The Signal Hill Police Department and Public Works Department reviewed the application and recommended conditions of approval. Staff has included recommended conditions of approval for the project; no other City departments provided comments or concerns about this project.

#### CEQA Exemption

The project is categorically exempt from the requirements of the California Quality Act (CEQA) pursuant to Article 19, Section 15332, Class 32 for In-fill Development. The proposed project is characterized as in-fill development meeting the conditions in section 15332, as described below.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

If the City Council approves the project, staff would file a Notice of Exemption (NOE) with the State Clearinghouse and Los Angeles County Recorder/Registrar and County Clerk within five days.

#### Conclusion

Staff is recommending adoption of Resolution No. 2025-10-XXX providing City Council approval for Conditional Use Permit 25-01. The new wireless telecommunication facility would provide improved wireless service for businesses, residents, and patrons within the coverage area. The overall design and location of the telecommunication facility would not affect the surrounding area and, as conditioned, staff does not anticipate the proposed project would have negative impacts to the

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surrounding area.

Reviewed for Fiscal Impact:

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Attachments:

- A. Planning Commission Staff Report August 19, 2025
- B. Project Plans
- C. Project Description
- D. Propagation Maps
- E. Photo Simulations
- F. Radio Frequency Emissions Compliance Report
- G. Radio Frequency Compliance Letter
- H. Resolution No. 2025-10-XXXX